

FORM 'A'

[See rule 3 (2)]

APPLICATION FOR REGISTRATION OF PROJECT



To

1589

Tamil Nadu Real Estate Regulatory Authority (TNRERA)

No.1A, 1<sup>st</sup> Floor, Gandhi Irwin Bridge Road,

Egmore, Chennai – 600008.



Sir,

I/We hereby apply for the grant of registration of my/our project to be set up at Plot No. 5&6, Vasuki Nagar, Madhanandhapuram, Chennai – 600 125. IN S.no:59/3 of Madhanandhapuram Village, Greater Chennai Corporation.

- 1.1. Status of the Applicant - Proprietorship Firm
- 1.2.1. Company Name - KAIZEN BUILDERS
2. Address - G1, Block-A, Navaratna Apartments,  
Dhanalakshmi Nagar, Manapakkam,  
Chennai – 600 125.
3. Registration No. - 33AFNPA1663D1ZY
4. Main Objects - Construction of Flats & Villas.
- 5.a) Name of Proprietor - Ananda Ganesan .M
- b) Address - S2,Block-F, Plot 1&2A,Navarathna Aparment  
Dhanalaksmi Nagar, Manapakkam,  
Chennai – 600 125.
- c) Photograph -

For KAIZEN BUILDERS

*M. Ganesan*  
Proprietor

1.3. PAN No. - AFNPA1663D

1.4. Name and address of the bank or banker with which account in terms of section 4 (2)(l)(D) of the Act will be maintained

Name of the Bank - ICICI Bank  
Address - K K Nagar Branch, Chennai.

1.5. Details of the Project Land

a) Project Name - KAIZEN'S VENBA  
b) Address - Plot No. 5&6, Vasuki Nagar,  
Madhanandhapuram, Chennai – 600 125. IN S.no:59/3 of Madhanandhapuram  
Village, Greater Chennai Corporation.

1.6. Details of Approval obtained from Various Competent Authorities for commencing the Project,

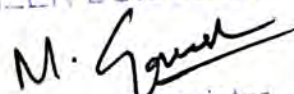
i) CMDA

File No. - PP/NHRB/S/0639/2019 dated 23.10.2019  
Permit No. - B/NHRB/329/2019 dated 23.10.2019

ii) Greater Chennai Corporation,

Plan Submissin No. - PP/NHRB/S(B1)/0639/2019 dated 23.10.2019  
Building Plan No. - CEBA/WDCN12/00399/2019 dated 13.12.2019

For KAIZEN BUILDERS

  
Proprietor

1.7. Details Of Projects launched Last Five Years

S.No	Project Name	Site Address	Current Status of the Project	Case Pending	Payment Pending
1	Kaizen's Sudarsanam	9 <sup>th</sup> Street, Anbu Nagar, Alwarthirunagar, Valasaravakkam, Chennai-600 087.	Completed	Nil	Nil
2	Kaizen's Mahima	Plot No.13&14, MM Avenue, Mugalivakkam, Chennai - 600 125.	Completed	Nil	Nil
3	Kaizen's Mahima	Plot No.7, MM Avenue, Mugalivakkam, Chennai - 600 125.	Completed	Nil	Nil

1.8. Agency to take up external development works – Self Development

1.9. Registration fee by way of a demand draft dated \_\_\_\_\_ drawn on \_\_\_\_\_ bearing no. \_\_\_\_\_ for an amount of Rs. \_\_\_\_\_/-  
 Calculated as per sub rule (3) of rule 3;

2. I/we enclose the following documents in triplicate, namely:-

- (i) authenticated copy of the PAN card of the promoter;
- (ii) audited balance sheet of the promoter for the preceding financial year;**
- (iii) copy of the legal title deed reflecting the title of the promoter to the land on which development is proposed to be developed along with legally valid documents with authentication of such title, if such land is owned by another person;

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*M. Ganesan*  
 Proprietor

(iv) the details of encumbrances on the land on which development is proposed including any rights, title, interest or name of any party in or over such land along with details;

(v) where the promoter is not the owner of the land on which development is proposed details of the consent of the owner of the land along with a copy of the collaboration agreement, development agreement, joint development agreement or any other agreement, as the case may be, entered into between the promoter and such owner and copies of title and other documents reflecting the title of such owner on the land proposed to be developed;

(A) Authenticated copy of the building permit and sanctioned plan from the competent authority in accordance with the laws applicable for the project, and where the project is proposed to be developed in phases, an authenticated copy of the planning permission, building permit / building sanction plan, partial completion certificate for each of such phases;

(vi) the sanctioned plan, layout plan and specifications of the proposed project or the phase thereof, and the whole project as sanctioned by the competent authority;

(vii) the plan of development works to be executed in the proposed project and the proposed facilities to be provided thereof including fire-fighting facilities, drinking water facilities, solid and liquid waste management, emergency evacuation services, use of renewable energy;

(viii) the location details of the project, with clear demarcation of land dedicated for the project along with its boundaries including the latitude and longitude of the end points of the project;

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- (ix) proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees;
- (x) the number, type and the carpet area of apartments for sale in the project exclusive of the area of balcony, verandah, open terrace and other common areas, if any, details of which have to be furnished separately;
- (xi) the number and areas of covered parking available in the project;
- (xii) the number of open parking areas available in the project;
- (xiii) Details of Undivided Shares pertaining to the project;
- (xiv) the names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project;
- (xv) the names, addresses, phone numbers, email ids and registration details of the contractors, architects, structural engineers, site engineers, project management consultants, HAVC consultants and Geo Technical Engineers, if any and other professionals or key persons, if any associated with the development of the proposed project;
- (xvi) a declaration in FORM 'B'.

3. I/We solemnly affirm and declare that the particulars given in herein are correct to my /our knowledge and belief.

Dated: 19/02/2020

Place: Chennai

For KAIZEN BUILDERS

M. Ganesan  
Proprietor

Yours faithfully,  
Signature and seal of the applicant